

ULSTER PROPERTY SALES

**UPS**

**NEWTOWNARDS BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**6 WYNDELL PARK,  
NEWTOWNARDS, BT23 7UX**

**OFFERS OVER £315,000**

Located in the charming Wyndell Park of Newtownards, this large detached house offers a perfect blend of space, style, and comfort. Boasting two reception rooms, a modern kitchen with dining space, and a separate utility room, this property is ideal for those who appreciate both functionality and elegance.

With four generously sized bedrooms, including a primary bedroom with an ensuite shower room, this home provides ample space for a growing family or visiting guests. The convenience of a ground floor guest wc and a first-floor family bathroom adds to the practicality of the layout.

Outside, the landscaped gardens at the front and rear of the property create a serene setting for outdoor relaxation or entertaining. The detached garage offers additional storage space and parking convenience.

Situated on the outskirts of Newtownards, this residence enjoys a peaceful neighbourhood while remaining close to the town centre and its amenities, making daily errands a breeze. The property's high-quality finish throughout exudes modernity and style, making it a truly desirable family home.

If you are seeking a modern and stylish family home in a convenient yet tranquil location, this detached house in Wyndell Park is sure to captivate your heart.



## Key Features

- Spacious Detached Home In A Quiet Residential Area Of Newtownards
- Two Reception Areas And Kitchen With Space For Dining
- Modern Kitchen With A Good Range Of Units, Island And Separate Utility Room
- Close to Newtownards Town Centre And All Local Amenities
- Four Well Proportioned Bedrooms, Primary With Ensuite Shower Room
- Ground Floor Guest WC And First Floor Family Bathroom
- Landscaped Gardens To Front And Rear And Detached Garage
- Viewing Is Highly Recommended For This Well Kept, Stylish Home



### Accommodation

#### Comprises:

#### Entrance Porch

Tiled floor, glazed door and side panels leading to:

#### Entrance Hall

Understairs storage.

#### Cloakroom

White suite comprising low flush wc, wall mounted wash hand basin with mixer tap, feature chrome wall mounted radiator and tiled floor.

#### Living / Dining Room

24'10" x 12'0" (at widest points)

Feature inset electric fire, feature bay window and door to rear decking.

#### Lounge

14'7" x 12'4"

Double doors to rear garden and recessed spotlighting.

#### Kitchen

17'7" x 11'11"

Range of high and low level units with granite worksurfaces and upstands, stainless steel undermounted sink unit with boiling water tap, integrated appliances to include: double oven, hob with glass splashback, extractor hood, dishwasher and microwave, space for American style fridge freezer, kitchen island with storage, column radiator, feature bay window with space for dining, recessed spotlighting and tiled floor.

#### Utility Room

High and low level units with granite worksurface and upstands, gas fired boiler, plumbed for washing machine, space for tumble dryer, tiled floor and door to rear garden.

#### First Floor

#### Landing

Access to partially floored roofspace.

#### Master Bedroom

16'2" x 12'9"

Built in storage.

#### Ensuite

White suite comprising walk in shower enclosure with overhead shower, low flush wc, vanity unit with mixer tap and storage, tiled walls, laminate floor, feature chrome wall mounted radiator, cosy toes heating, recessed spotlighting and extractor fan.

#### Bedroom 2

14'1" x 10'4"

Built in robes.

#### Bedroom 3

12'0" x 10'1"

Laminate floor.

#### Bedroom 4

11'11" x 8'3"

Built in robes with sliding doors.

#### Bathroom

White suite comprising tiled bath with mixer tap and shower attachment, shower enclosure with overhead shower and glazed shower door, large vanity unit with mixer tap and storage, cosy toes heating, fully tiled walls, tiled floor, recessed spotlighting and extractor fan.

#### Outside

Front: Attractive front garden in lawn with paved walkway and steps to front door. Tarmac driveway with space for multiple vehicles leading to detached garage.

Rear: Fully enclosed landscaped rear garden with artificial lawn, paved patio areas, decked entertainment area, bespoke garden shed, mature hedging, power and light.

#### Garden Room

10 x 7

Insulated, light and power. Ideal for home working or extra entertaining space.

#### Detached Garage

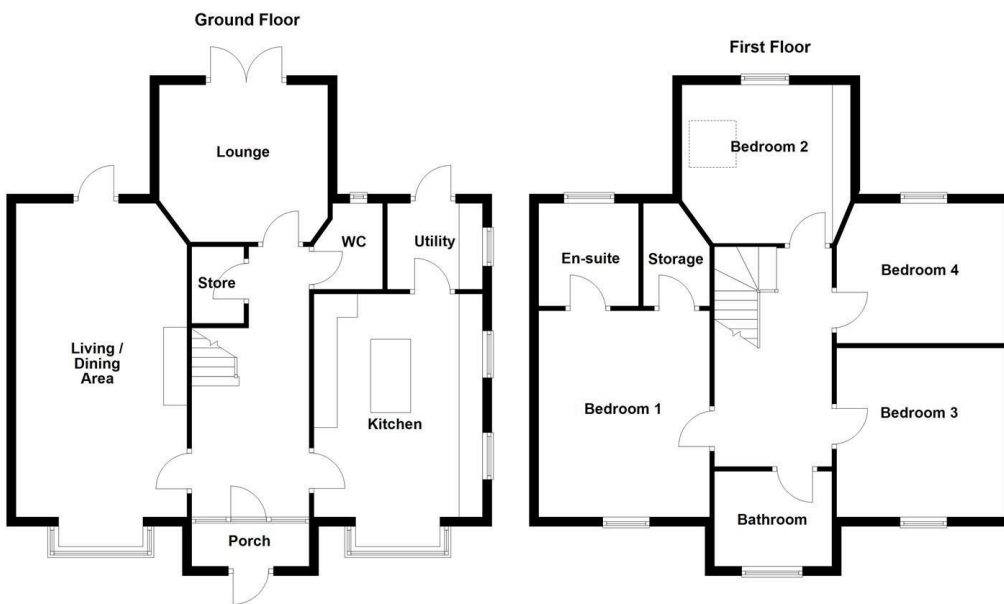
Power and light, up and over door. Currently used as a gym. Floored roof space storage.











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanIt.ie

6 Wundell Park

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	70
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 91811444.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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